

**Tompkins County IDA Meeting Minutes
July 20, 2011
Scott Heyman (Old Jail) Conference Room
Ithaca, NY**

Present: Martha Robertson, Dan Cogan, Jeff Furman, Nathan Shinagawa, Will Burbank, Larry Baum, David Squires

Excused: Jim Dennis

Staff Present: Ina Arthur (recording), Heather Filiberto, Mariette Geldenhuys

Guests Present: Dan Mitchell (Ithaca Beer), Bill Chaisson (Ithaca Times)

CALL TO ORDER Ms. Robertson called the meeting to order at 3:50 PM.

ADDITIONS TO THE AGENDA - None

PRIVILEGE OF THE FLOOR - None

BUSINESS

Integrated Acquisitions Development Refinance Resolution

Ms. Geldenhuys stated that Integrated Acquisitions Development is refinancing the debt on a number of their properties, three of which have current PILOTs with the IDA (10 Brown Road, Park Tech, and 36 Thornwood). All the entities will be formed into a new LLC called B&T Park LLC. There will be no additional improvements on the properties therefore there will be no additional benefits to the company from the IDA. Since the IDA is involved with these properties, there is a need for them to approve this.

Mr. Baum disclosed that his company, The Computer Center, is located in an Integrated property. However, where he is located is not part of this deal.

Mr. Furman asked if the company has been responsive to our requests for information in the past (specifically associated with the annual audit). Yes.

Ms. Robertson asked if this would generate an administrative fee for the IDA? No.

Dan Cogan moved to approve the resolution to authorize the TCIDA to execute all necessary documents in connection with the assignment to B&T Park LLC of the ground leases, subleases and PILOT agreements previously entered into between the IDA and Ten Brown Road Associates, LLC; Techfab Facility Associates; and Thirty-Six Thornwood Associates, LLC, respectively. And to approve the resolution authorizing the agency to execute all necessary documents in connection with a new mortgage to be obtained by the company to pay off existing mortgages and loans and finance new improvements.

The motion passed (6 Yea, 1 Absent)

Ithaca Beer Application

Dan Mitchell, Ithaca Beer, described his project. They will be building a new 15,000 sf facility that will house a new production facility, offices, and a welcome center and pub. Ithaca Beer has been expanding into other states and has become a tourist attraction here in Ithaca. The new facility will be on land behind their current location.

Mr. Furman asked if there might be some flexibility on hiring of minorities, women, a diversity plan, prevailing wage, and environmental systems in their new building?

Mr. Mitchell stated that he is trying not to get locked into anything that he cannot fulfill.

Mr. Baum commented that this project is not required by any law to pay prevailing wages in construction. Mr. Furman stated that the question is on the application and he is just asking.

Mr. Mitchell stated that he is hiring contractors and trying to come in on cost. His retail front does have two women on staff. There has not been a large pool of minority applicants for jobs at his facility.

Mr. Shinagawa asked how he advertises for positions. Usually these come from a pool based on people who visit the retail front.

Mr. Furman suggested working with the Workforce Investment Board on developing a diversity plan – perhaps before the project comes back to the IDA for final approval. Ms. Filiberto could introduce Mr. Mitchell to Julia Mattick of the WIB. Mr. Mitchell stated that he would be agreeable to a meeting.

Mr. Mitchell commented on the green building practices question. He is not going for LEEDs certification but he does feel that his company is green. They are green in that they have changed the chemicals that they use, their spent waste goes to a local farmer to feed cows, and they are working with the City of Ithaca to send their left over ferment into a methane digester. They use natural light whenever possible. Also the plan is for the pub to try and grow its own produce.

The question was asked if all employees have access to health care. Yes, all employees do – Mr. Mitchell feels very strongly about this. Employees pay about 25% of the premiums.

Mr. Burbank asked who owns the land the new facility will be built on. Mr. Mitchell stated that he and his wife own the land and will be selling a parcel to Ithaca Beer.

Mr. Cogan asked about green building techniques in terms of heating, insulation. Can the waste heat be reused? Yes this will be used to heat the brewery.

Mr. Furman stated that the cost of new construction is estimated at \$2Million. But the assessed value on the application is \$1.5 Million. Is this correct? Ms. Filiberto stated that the company submitted their drawings to the county assessment department and the assessment department said this was correct.

Ms. Robertson asked about wastewater reuse. Mr. Mitchell stated that they can install a clean in play system – however this is very expensive. Since the company uses and spends a lot of money on water use, they are trying to find new ways to be cost effective.

Ms. Robertson brought up the issue of hydrofracking and how that might effect the ground water in the area. Mr. Mitchell stated that is one reason why they are staying in the Bolton Point water system area. However, he does support the local issue of not contaminating the ground water.

Ms. Robertson commented that his application to the IDA stated that he plans to create 8 new jobs in three years and the Neg Dec application states 20 new jobs in 5 years. Why the discrepancy? Mr. Mitchell stated that a lot of the new jobs will be part time. However once the pub is open he expects to be hiring more than just 8 new people. He is trying to be conservative.

Will Burbank moved to send the project to public hearing. Jeff Furman seconded the motion. The motion passed unanimously.

ADMINISTRATIVE DIRECTORS REPORT

None.

Ms. Robertson reported that the AES Cayuga PILOT negotiations will be beginning again soon.

Mr. Furman commented that what was discussed, as to the green practices of Ithaca Beer did not come through on the application. Future applicants should be encouraged to put things like this into the application.

MINUTES

Jeff Furman moved to approve the board minutes from the June 16, 2011 meeting. Will Burbank seconded the motion.

The motion passed unanimously.

ADJOURNMENT

Meeting adjourned at 4:30 PM